

CITY REAL ESTATE.
Borough of Queens—Sale or Rent.

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NEW YORK'S IDEAL APARTMENT SECTION

Developed at Jackson Heights
Where Community Life Has
Set New Standards

ALL TENANT-OWNERS

Selected by America's Best
Known Builders as the
Place to Erect New
Apartments

New standards of living for residents of the City of New York have been set at Jackson Heights, Borough of Queens, where Millions of Dollars have been expended in the production of an ideal apartment colony, where Garden Apartment Homes of a type entirely new to New Yorkers are now owned, by more than 670 congenial families.

With the construction of new Garden Apartment houses at Jackson Heights, the more discriminating people of the City of New York have reached the point where they are no longer satisfied to live in the congested sections where the outlook from their windows is over dusty streets and unsightly back yards.

Instead, they are now demanding the parked streets and large attractive Garden courts of the sort that characterize Jackson Heights and, in addition, the restrictions by which the Queensboro Corporation, as the developers of Jackson Heights, and the Community Council, which represents all of the tenant owners there, have sought to protect the community against promiscuous development and all other factors that might tend to retard the progress of this highly restricted residential area of New York.

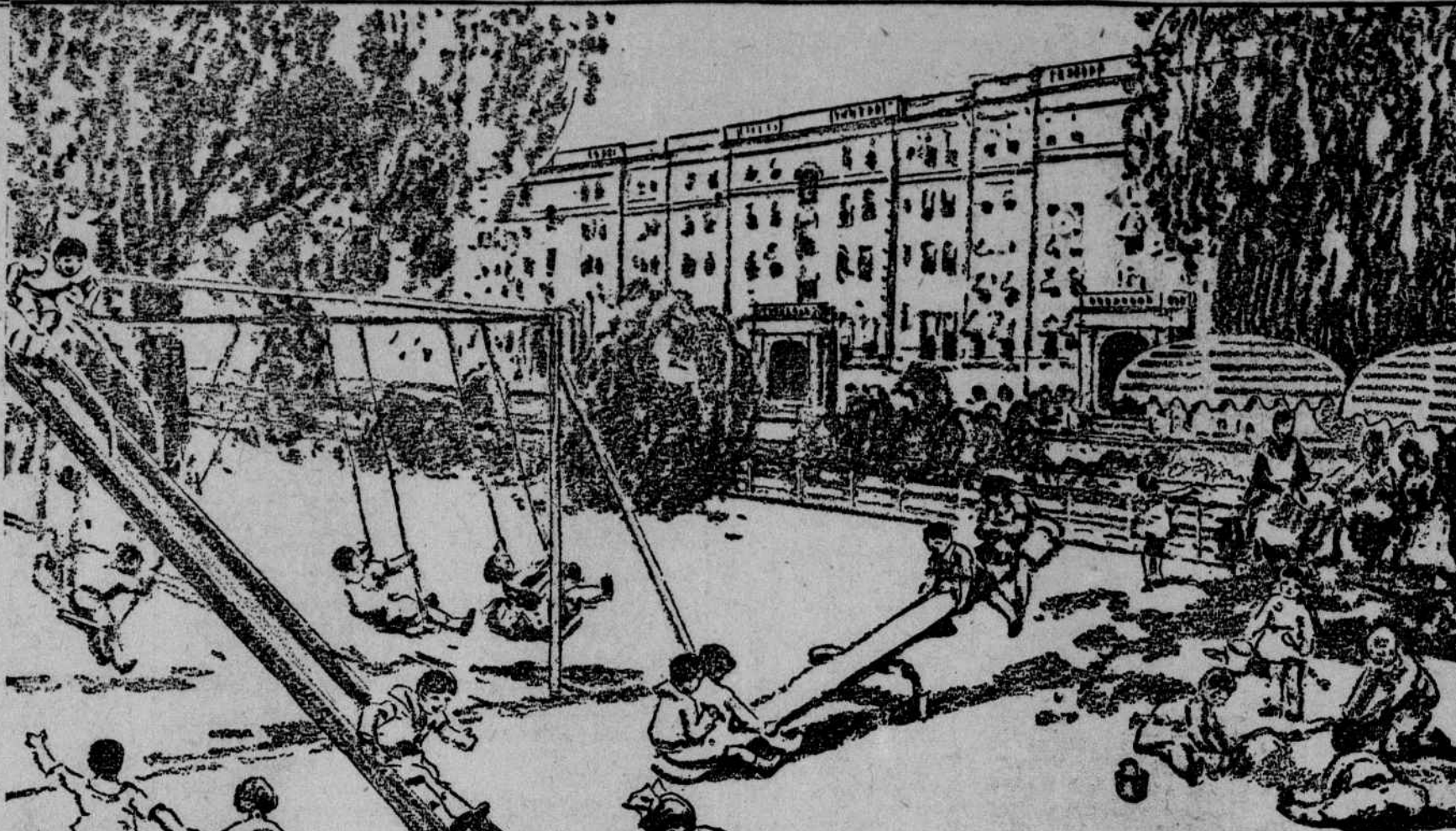
Only a place of this high character, in the City of New York, could have attracted the large amount of capital already invested there by some of the leading Financial Institutions, and such builders as the J. G. White Engineering Corporation and the Dwight P. Robinson Co., which recently announced the construction of the first Elevator Apartment Houses to be erected at Jackson Heights.

The Queensboro Corporation announces the completion of 140 of these new elevator Garden Apartment Homes, with sun parlors, open fireplaces, and four to ten rooms—one to three baths. These new Garden apartments are the last word in architectural detail and superiority of apartment house construction in the City of New York today. The rooms are all outside, large, light and airy, and comfort fully with the community life of this carefully restricted residential colony.

VISIT JACKSON HEIGHTS TO-DAY

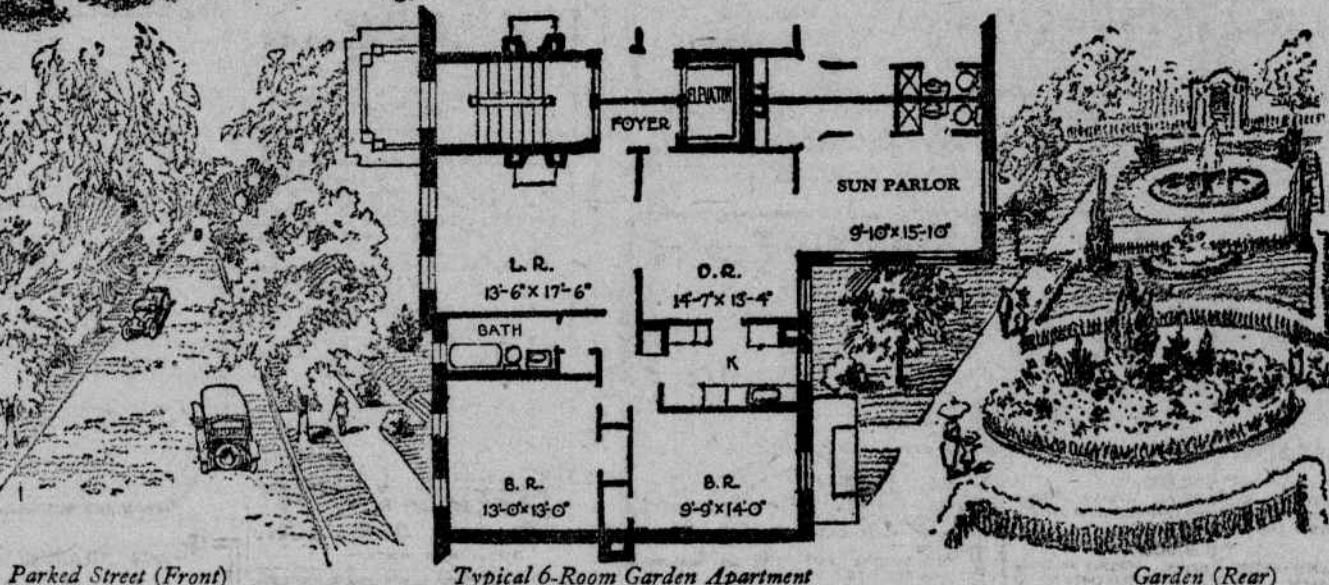
Take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th Street (Jackson Heights) Station—Office Opposite Station.

By Motor, —59th St. via Queensboro Bridge, Jackson Ave. to 25th St., (20 minutes from Columbus Circle)



Jackson Heights

22 MINUTES FROM 42nd STREET
New Elevator Garden Apartment Homes
5 to 10 Rooms—2 to 4 Baths Now Ready for Occupancy



Parked Street (Front)

Typical 6-Room Garden Apartment

Garden (Rear)

The Queensboro Corporation, 50 East 42nd St., New York City

APARTMENT RENTS ON A "COST" BASIS

By Elimination of Landlord's
Profits, and Co-operation
of the Tenant-Owners

AT JACKSON HEIGHTS

More than 670 Families Now
Own Garden Apartment
Homes in Co-operative
Community.

While the tenant ownership idea, as applied to apartment living in the City of New York, is not a new one, it nevertheless has remained for the Queensboro Corporation, the owners of the 100 city blocks comprising the area of Jackson Heights, to develop so large an area of the City along strictly community lines.

But—the work done at Jackson Heights by the Queensboro Corporation has done more than to create for the City of New York a new and highly restricted residential section. It has, by the operation of the Jackson Heights Plan of Tenant-Ownership, succeeded also in putting apartment rents on an actual "cost" basis.

This has been accomplished by the elimination of the profits that, ordinarily are demanded by landlords, and by selling the apartments instead of renting them.

The result, after comparatively few years, is that the tenant-owner instead of having in his possession only a bundle of worthless rent receipts, is the actual owner of the apartment he occupies.

A partial payment plan has been instituted by the Queensboro Corporation under which, after an initial payment of \$2,000 and a series of monthly payments aggregating less than the rent of similar apartments in other sections of the city—after a term of years of occupancy under this plan—the payments are reduced to tenant-owners' actual share in the operation of the building—all landlord's profits being eliminated—the rents reduced to "cost."

Approximately 700 families are now living at Jackson Heights under this plan, proven practical by successful experience. The tenant owners are relieved of all details of management, which are assumed by the Queensboro Corporation, guaranteeing efficiency and economy.

Finally, not a single dollar would have been invested in Jackson Heights by prominent men had they not been fully satisfied as to the soundness of the proposition, the social standing of the community, the superior building construction, the high character of the apartments, the protective restriction, and last, but not least, the "Jackson Heights Plan of Tenant-Ownership."

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REAL ESTATE AT AUCTION.

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ARTHUR C. SHERIDAN REAL ESTATE AUCTIONEER

Voluntary Auction

NEXT SATURDAY, APRIL 22
AT 3 P. M., ON THE PREMISES, by the order of
ERICKSON N. NICHOLS & MORTON C. NICHOLS, ESQs., OWNERS.

The Nichols Estate at GRYMES HILLS, STATEN ISLAND

Large residence and 18 acres, located on Clove Road and Serpentine Road, with about 2,000 feet road frontage.

MESSRS. LADD & NICHOLS, AGENTS
9 EAST 40TH STREET, N. Y.

SATURDAY, MAY 6

AT 3 P. M., ON THE PREMISES,
ESTATE OF F. HERRMANN, Dec'd.

Beautiful Summer Residence On the Coast of Maine

Furnished Residence. All Necessary Outbuildings and 350 Acres Directly on the Water at

VINALHAVEN, MAINE

Property in perfect condition, ready for immediate occupancy, and will be sold on liberal terms.

MESSRS. WHITMAN, OTTINGER & RANSOM
ATTORNEYS, 120 BROADWAY, N. Y.

Booklet of Sales from the Attorneys, Agents or

ARTHUR C. SHERIDAN

Offices, 152 Broadway, New York

William H. Blocker, Auctioneer.
110 LOTS IN ASTORIA, LONG ISLAND CITY, opposite 110th St., Manhattan, will be sold separately for whatever they will bring at AUCTION, TUESDAY, APRIL 25TH, at the Real Estate Exchange, 14 Vesey St., New York City, by order of the executors of the McGree Estate, Easy Terms. Titles Insured. WITH IN A SECTION OF THE CITY WHERE THE VALUE OF LAND IS RAPIDLY INCREASING.
For more apply to
J. CLARENCE DAVIES, 140th St., 3d av., or 33 Nassau St., New York City.

For Help that is full of "pep" and ambition put your Want Ad in THE NEW YORK HERALD. Its QUALITY-QUANTITY circulation brings a high type of replies. Telephone Worth 10,000.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

1ST, 2D, 3D MORTGAGES,
SPECIAL FUNDS TO LOAN,
On well located improved property throughout Manhattan. Quick action.
CHARLES BERLIN, 3883 B'way,
133 Broadway. Phone 6026 Rector.

BUILDING LOAN MONEY

Long term loans in any amount on small dwellings, walk-ups and fireproof buildings.
133 Broadway. Phone 6026 Rector.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

MONEY
To Lend
\$10,000 and Upward
ON
REAL ESTATE
Private Funds — Low Charges
SLAWSON & HOBBS
162 W. 72 ST. Columbus 7240

Applications Wanted
FOR
First Mortgage
FOR SPECIAL FUND
OF FROM
\$300,000 to \$500,000
FOR HIGH CLASS APARTMENT IN MANHATTAN ONLY
NO BROKERS.
Particulars to A. F. Box R. 608 Herald, 250 Broadway.

CITY REAL ESTATE.
F. & G. PFLOMM,
REAL ESTATE,
1333 Broadway, at 35th St.
Management of
Business Properties a Specialty.
Tel. Vanderbilt 3607.

ARTHUR C. SHERIDAN
690 6TH AVE., NEAR 40TH ST.
REAL ESTATE IN ALL ITS BRANCHES.
LONGACRE 7174-75.

CROSS & BROWN
COMPANY
Real Estate in all its branches.
18 EAST 41ST ST., 407 BROADWAY,
175 FIFTH AVE., D'WAY & 37 ST., FIVE Bldg.

Commercial Property
Spears & Co.
1401 Broadway, STUY 0627

JOSEPH MILNER
COMPANY
REAL ESTATE
505 5th Ave. Tel. Vanderbilt 3607.

BUSINESS HESS PROPERTY
INC.
57 West 57th St.
Tel. Plaza 7053.

George B. Corser, Real Estate,
18 East 41st Street, New York.
DOUGLAS L. ELLMAN & CO.,
18 East 40th St. Plaza 3200.

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REFLECTIONS OF YOUR DREAMS
Living Room Two Apartment Dwellings
KINDRED-WAYVOY HOMES ASTORIA

Two 6-room apartments: open fireplaces—2 large sleeping porches.
Small cash payment from responsible purchasers; Income from rented apartment will meet future payments.

4-CAR GARAGE WITH PRIVATE DRIVEWAYS

The savings of garage fees combined with the substantial saving that Tax Exemption provides, will give you your OWN RENTAL FREE and a margin above.

Show-house open for inspection; designed and constructed under

Take Queensboro Subway to Ditmars Avenue, Astoria—

or motor across Queensboro Bridge and follow left branch of

Selling Agents

WM. D. BLOODGOOD & CO. Inc.

Queensboro Plaza
Tel. 1605 Astoria.

"L" to termination, turn west to Howland Street. Five minutes from Queensboro Plaza—15 minutes from Grand Central.

Send for descriptive pamphlet of this semi-suburban community served by the Dual Subway System, adjoining Arleigh and the new East River Park. Initial operation housing 28 families just completed on Howland Street north of Ditmars Avenue, Astoria.

direct supervision of C. F. & D. E. McAvoy & L. C. L. Smith; decorations and color plan by Agnes Rowe Fairman; furnished by Bloomingdale; landscaping by Flushing Nurseries.

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A REAL HOME That Buys Itself

On 350 lot tract in Astoria, Queensboro, owned by Hon. John J. Kindred—Tapestry Brick and Limestone—All outside rooms—15 minutes from Grand Central.

Two 6-room apartments: open fireplaces—2 large sleeping porches.
Small cash payment from responsible purchasers; Income from rented apartment will meet future payments.

1024 PARK AVE.

Five story American basement dwellings.
15 rooms and 6 baths; Otis elevator, a/c.
M. B. LARKIN, 55 LIBERTY ST.

Above 80th St.—5th Av. to East River.

\$35,000 CASH
BUYS
RIVERSIDE DRIVE APT. HOUSE
RENTS \$40,000,
NETS \$16,000 PER YEAR
MUST BE SOLD QUICKLY
NASSOIT & LANNING
11th & 80th St. Tel. 8386 Riverside.

Above 14th St. to 70th St. (Inclusive).
East River to North River.

OWN YOUR HOME
ONLY \$3,000 CASH. PRICE \$12,000.
Desirable 2-family brick, 11 rooms. Modern improvements. Best location Long Island City, 5 minutes from Queensboro Plaza. OWNER, room 627, 32 East 42nd St.

DWELLINGS—TENEMENTS
Several choice houses for sale.
LOUIS SCHRAG, 142 W. 23D ST.

2 Floor Private Detached House
6 ROOMS, ALL IMPROVEMENTS, \$65.
36 16TH ST., ELMHURST.
20 minutes from 42nd St. to Broadway station.

BUSINESS PROPERTY
Merchandise, Warehouses and Factories.
LOUIS SCHRAG, 142 W. 23D ST.

50 Foot Corner on 6th Av.
FOR SALE. REASONABLE PRICE.
F. & G. PFLOMM, 1333 BROADWAY.

Above 30th St.—4th Av. to East River.

Second Avenue in Eighties
Five story tenement, 4 families each floor.
2 stories. Rental \$1,176. Price \$20,000, \$6,000 cash required. Paying investment.
JOHN PETERS, 210 E. 14th St.

BAYSIDE

in Queens Boro, 19 minutes from 33rd St. with best of electric express train service, beautiful country on the sound with every water sport easily accessible—three Golf Courses within walking distance.

Bayside-West

Combines country charm with best accessibility to two stations, local stores, churches, schools, theatres, etc.

\$150 Secures a \$1,500 Plot
\$250 Secures a \$2,500 Plot
\$350 Secures a \$3,500 Plot

Ready for the Builder, Liberal Terms, 10% cash.

Our Service—Planning, building and financing effect great saving to you plot buyers.

Houses \$8,000 to \$20,000
Ready for Occupancy

EDGEWORTH SMITH, Inc.
Sole Agents
1 West 34th Street, New York
Phone Fitzroy 5250
Office at Bayside
Broadway and 87th St.
Phone Bayside 2175

\$5 A ROOM PER MONTH

IN YOUR RENT BY
A GIBSON MODEL HOME
AT ELMHURST MANOR
ADJACENT TO JACKSON HEIGHTS
\$6,500—CASH \$1,000
Some for Rent at \$75 Per Month

Special Bargains in Differently Designed Houses
From \$8,500 to \$16,500
Some Ready for Occupancy.

Subway to Grand Central; transfer QUEENSBORO subway. (Columbus Circle) ELMHURST AV. station, GIBSON'S office, foot of stairs.

New 1922 Model TWO-FAMILY HOUSES
IN RICHMOND HILL.
TAX EXEMPT FOR 10 YEARS.
Different from any you ever saw. 5c fare to Manhattan. Fixed kitchen and bath; steam heat; 11 large rooms, tiled tile floors, electric lights, beautiful decorations, steam heat; auto driveway; 38 under construction. Take Interborough subway at 42nd St., Corona train, get off at Loversay St. station, walk one block south to buildings.

JOSEPH F. CAUFIELD
Builder
BRAGAW ST., LONG ISLAND CITY.
TEL. HUNTER 3014.

Borough of Richmond—Sale or Rent.

TAX EXEMPT Two Family Brick
\$2,750 CASH \$41 MONTHLY
15 minutes to 42nd St., 11 large rooms, tiled tile floors, electric lights, beautiful decorations, steam heat; auto driveway; 38 under construction. Take Interborough subway at 42nd St., Corona train, get off at Loversay St. station, walk one block south to buildings.

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Builder
BRAGAW ST., LONG ISLAND CITY.
TEL. HUNTER 3014.

Kew Gardens

Long Island
16 Minutes from the Heart of Manhattan



Build this House

on a large plot
For \$11,950

A colonial dwelling of unusual architectural charm

6 Rooms and 1 Bath

Kew Gardens standard of construction—tile bath, hardwood floors, etc.

Our Building Service

gives you this opportunity at a great saving over regular cost

Houses for Immediate Occupancy
Six Rooms and up

EDGEWORTH SMITH, Inc.
Sole Agents for Kew Gardens Corporation
1 West 34th Street, New York
Phone Fitzroy 5250

Office at Kew Gardens Station
Phone Richmond Hill 1713

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